

REAL ESTATE CENTER

TRENDS

SOLUTIONS THROUGH RESEARCH

Volume 12, Number 5

February 1999

**Table 1. Price Distribution of MLS Homes Sold in Texas
(percent)**

Price Range	Dec. 1998	Nov. 1998	Dec. 1997	Dec 98- Dec 97 Unit Chg	Year-to-Date	
					1998	Unit Chg Year Ago
\$29,999 or less	3.1	3.3	3.4	-0.3	3.1	-0.7
30,000 - 39,999	3.0	3.3	3.5	-0.5	3.1	-0.7
40,000 - 49,999	4.8	4.9	5.6	-0.8	4.9	-1.0
50,000 - 59,999	6.9	7.1	7.3	-0.4	7.1	-1.1
60,000 - 69,999	9.1	9.6	9.2	-0.1	9.0	-0.5
70,000 - 79,999	9.2	9.6	9.2	0.0	9.2	-0.1
80,000 - 89,999	9.3	9.3	8.6	0.7	9.0	0.1
90,000 - 99,999	7.2	7.0	6.7	0.5	7.1	0.4
100,000 - 119,999	11.2	10.9	10.4	0.8	10.8	0.4
120,000 - 139,999	9.1	9.2	9.0	0.1	9.2	0.6
140,000 - 159,999	6.4	6.2	6.5	-0.1	6.5	0.5
160,000 - 179,999	4.7	4.9	4.6	0.1	4.8	0.3
180,000 - 199,999	3.1	3.0	3.1	0.0	3.3	0.3
200,000 - 249,999	5.2	4.8	5.1	0.1	5.0	0.5
250,000 - 299,999	2.8	2.5	2.9	-0.1	2.9	0.3
300,000 - 399,999	2.5	2.5	2.6	-0.1	2.6	0.3
400,000 - 499,999	1.0	0.8	1.0	0.0	1.0	0.1
500,000 - and more	1.5	1.3	1.3	0.2	1.4	0.3

Source: Real Estate Center at Texas A&M University

Note: "-" = data not available

Table 2. Texas Residential MLS Activity: Days-to-Sell and Houses for Sale

MLS Area	Estimated Days-to-Sell (DTS)						Number of Houses for Sale					
	Dec. 1998	Nov. 1998	Dec. 1997	Dec 98-	Year-to-Date		Dec. 1998	Nov. 1998	Dec. 1997	Dec 98-	Year-to-Date	
				Dec 97	% Chg	1998				% Chg	1998	% Chg
Abilene	91	94	96	-5	103	-4	655	680	617	6	710	6
Amarillo	75	81	91	-18	87	-19	906	969	1,015	-11	999	-13
Arlington	-	-	71	-	65	-23	-	-	1,369	-	1,346	-15
Austin	49	52	75	-35	64	-30	4,057	4,319	5,038	-19	4,976	-17
Bay Area	61	62	-	-	75	-32	1,540	1,589	-	-	1,788	-17
Beaumont	-	-	113	-	111	-12	-	-	857	-	898	-4
Brazoria County	-	-	152	-	140	-21	-	-	545	-	613	4
Brownsville	214	207	132	62	164	-13	463	452	376	23	415	-11
Bryan-College Station	64	65	84	-24	82	-14	504	511	560	-10	598	-4
Corpus Christi	132	138	146	-9	148	-6	2,284	2,390	2,303	-1	2,480	-2
Dallas	-	58	64	-	62	-24	-	12,166	11,795	-	12,669	-9
Denton	-	-	73	-	73	-20	-	-	736	-	791	-7
El Paso	21	-	141	-85	-	-	512	-	3,029	-83	-	-
Fort Bend	52	55	-	-	64	-37	1,779	1,878	-	-	2,094	-20
Fort Worth	-	-	76	-	73	-21	-	-	2,062	-	2,067	-12
Galveston	-	-	182	-	-	-	-	-	650	-	-	-
Garland	-	43	46	-	47	-26	-	549	534	-	597	-13
Harlingen	234	-	100	133	146	25	433	-	317	37	364	6
Houston	56	59	85	-34	70	-32	15,004	15,812	19,000	-21	17,423	-20
Irving	-	-	50	-	47	-30	-	-	440	-	445	-21
Killeen-Fort Hood	-	-	135	-	-	-	-	-	1,086	-	-	-
Laredo	-	-	-	-	-	-	-	-	-	-	-	-
Longview-Marshall	114	114	-	-	114	-	922	943	-	-	936	5
Lubbock	75	79	75	0	71	-13	948	1,009	870	9	904	-3
Lufkin	125	123	116	8	114	0	322	324	278	16	290	4
McAllen	360	385	286	26	332	-	1,333	1,431	1,513	-12	1,395	-
Montgomery County	76	81	-	-	94	-30	1,724	1,816	-	-	1,980	-11
Nacogdoches	-	-	-	-	-	-	-	-	-	-	-	-
Northeast Tarrant County	-	-	59	-	59	-20	-	-	1,877	-	1,967	-12
Odessa-Midland	93	99	88	5	96	-3	1,176	1,261	1,103	7	1,238	-3
Palestine	-	-	-	-	-	-	-	-	-	-	-	-
Paris	131	143	178	-26	170	-10	316	338	345	-8	359	0
Plano	-	43	50	-	52	-23	-	1,014	1,000	-	1,129	-6
Port Arthur	71	81	90	-20	85	-24	275	301	317	-13	317	-15
San Angelo	90	-	84	7	94	-3	559	-	503	11	572	-1
San Antonio	87	91	120	-28	108	-18	6,224	6,492	7,419	-16	7,260	-8
San Marcos	113	126	125	-10	154	13	168	189	179	-6	219	13
Sherman-Denison	-	-	111	-	123	-14	-	-	453	-	512	-6
Temple-Belton	111	117	114	-3	123	-7	581	619	577	1	626	-4
Texarkana	-	-	-	-	-	-	-	-	-	-	-	-
Tyler	-	170	161	-	184	10	-	1,610	1,348	-	1,637	19
Victoria	71	73	68	4	78	-6	268	264	254	6	287	2
Waco	-	-	-	-	-	-	-	-	-	-	-	-
Wichita Falls	73	81	105	-30	99	-7	565	606	649	-13	671	-4
Texas MLS Total	65	68	87	-25	79	-24	60,957	63,251	69,865	-13	68,735	-13

Source: Real Estate Center at Texas A&M University

Table 3. Texas Residential MLS Activity: Houses Sold and Months Inventory

MLS Area	Number of Homes Sold						Number of Months Inventory					
	Dec. 1998	Nov. 1998	Dec. 1997	Dec 98- Dec 97 % Chg	Year-to-Date		Dec. 1998	Nov. 1998	Dec. 1997	Dec 98- Dec 97 % Chg	Year-to-Date	
					1998	% Chg Year Ago					1998	% Chg Year Ago
Abilene	94	95	93	1	1,318	11	6.0	6.2	6.3	-5	6.8	-4
Amarillo	157	167	132	19	2,235	11	4.9	5.3	6.0	-18	5.7	-19
Arlington	-	-	253	-	4,067	17	-	-	4.7	-	4.3	-23
Austin	1,153	1,146	1,034	12	15,331	23	3.2	3.4	4.9	-35	4.2	-30
Bay Area	404	382	347	16	4,678	22	4.0	4.1	-	-	4.9	-32
Beaumont	-	-	107	-	1,691	22	-	-	7.4	-	7.3	-12
Brazoria County	-	-	64	-	992	52	-	-	10.0	-	9.2	-21
Brownsville	35	28	40	-12	395	-24	14.1	13.6	8.7	62	10.8	-13
Bryan-College Station	119	89	89	34	1,448	18	4.2	4.3	5.5	-24	5.4	-14
Corpus Christi	241	235	232	4	3,162	10	8.7	9.1	9.6	-9	9.7	-6
Dallas	-	2,240	2,803	-	38,960	17	-	3.8	4.2	-	4.1	-24
Denton	-	-	148	-	2,288	24	-	-	4.8	-	4.8	-20
El Paso	393	-	279	41	4,502	15	1.4	-	9.3	-85	-	-
Fort Bend	554	405	462	20	6,332	19	3.4	3.6	-	-	4.2	-37
Fort Worth	-	-	435	-	5,532	13	-	-	5.0	-	4.8	-21
Galveston	-	41	49	-	812	25	-	-	12.0	-	-	-
Garland	-	147	181	-	2,373	11	-	2.8	3.0	-	3.1	-26
Harlingen	27	-	49	-45	337	-42	15.4	-	6.6	133	9.6	25
Houston	4,222	3,473	3,713	14	48,709	20	3.7	3.9	5.6	-34	4.6	-32
Irving	-	-	132	-	1,852	15	-	-	3.3	-	3.1	-30
Killeen-Fort Hood	-	123	128	-	1,477	1	-	-	8.9	-	-	-
Laredo	-	-	-	-	-	-	-	-	-	-	-	-
Longview-Marshall	104	103	-	-	1,481	9	7.5	7.5	-	-	7.5	-
Lubbock	158	154	176	-10	2,299	7	4.9	5.2	4.9	0	4.7	-13
Lufkin	26	40	33	-21	474	7	8.2	8.1	7.6	8	7.5	0
McAllen	58	51	63	-8	675	-30	23.7	25.3	18.8	26	21.8	-
Montgomery County	374	290	285	31	4,173	24	5.0	5.3	-	-	6.2	-30
Nacogdoches	-	-	24	-	-	-	-	-	-	-	-	-
Northeast Tarrant County	-	-	477	-	6,479	12	-	-	3.9	-	3.9	-20
Odessa-Midland	130	165	143	-9	2,323	1	6.1	6.5	5.8	5	6.3	-3
Palestine	24	25	12	100	318	19	-	-	-	-	-	-
Paris	34	47	24	42	441	25	8.6	9.4	11.7	-26	11.2	-10
Plano	-	262	312	-	4,402	22	-	2.8	3.3	-	3.4	-23
Port Arthur	62	54	46	35	698	9	4.7	5.3	5.9	-20	5.6	-24
San Angelo	93	-	116	-20	1,136	3	5.9	-	5.5	7	6.2	-3
San Antonio	1,057	978	966	9	13,102	16	5.7	6.0	7.9	-28	7.1	-18
San Marcos	17	30	19	-11	272	4	7.4	8.3	8.2	-10	10.1	13
Sherman-Denison	-	-	64	-	811	8	-	-	7.3	-	8.1	-14
Temple-Belton	67	80	70	-4	960	4	7.3	7.7	7.5	-3	8.1	-7
Texarkana	-	-	-	-	-	-	-	-	-	-	-	-
Tyler	-	148	108	-	1,770	16	-	11.2	10.6	-	12.1	10
Victoria	70	51	56	25	678	0	4.7	4.8	4.5	4	5.1	-6
Waco	131	111	135	-3	1,763	24	-	-	-	-	-	-
Wichita Falls	124	95	88	41	1,410	25	4.8	5.3	6.9	-30	6.5	-7
Texas MLS Total	13,240	11,509	12,104	9	168,674	15	4.3	4.5	5.7	-25	5.2	-24

Source: Real Estate Center at Texas A&M University

Table 4. Texas Residential MLS Activity: Median and Average Price

MLS Area	Median Price (\$)						Average Price (\$)					
	Dec. 1998	Nov. 1998	Dec. 1997	Dec 98-	Year-to-Date		Dec. 1998	Nov. 1998	Dec. 1997	Dec 98-	Year-to-Date	
				% Chg	1998	% Chg				1998	% Chg	
Abilene	69,200	64,400	62,500	11	66,900	2	82,300	76,300	67,300	22	74,600	3
Amarillo	79,700	76,500	83,200	-4	81,400	6	86,300	82,600	100,500	-14	92,100	3
Arlington	-	-	88,100	-	92,900	3	-	-	108,200	-	110,600	3
Austin	118,600	118,800	110,700	7	117,800	5	154,900	147,000	140,900	10	149,800	6
Bay Area	97,800	101,700	99,800	-2	99,300	6	111,900	116,000	114,900	-3	116,500	6
Beaumont	-	-	79,500	-	79,600	7	-	-	86,600	-	93,700	9
Brazoria County	-	-	83,300	-	80,200	3	-	-	116,200	-	98,400	3
Brownsville	75,000	67,500	75,000	0	67,900	4	89,100	78,600	85,200	5	78,000	-2
Bryan-College Station	102,500	91,500	92,800	10	88,600	5	111,600	112,000	111,800	0	101,700	3
Corpus Christi	87,500	81,700	80,000	9	83,300	4	100,200	94,400	96,400	4	98,000	5
Dallas	-	114,900	115,600	-	117,600	8	-	151,300	146,300	-	150,700	7
Denton	-	-	117,500	-	127,800	8	-	-	145,000	-	149,800	6
El Paso	80,100	-	77,200	4	77,600	1	95,800	-	96,200	0	93,300	0
Fort Bend	114,500	118,000	111,500	3	113,700	3	140,500	139,200	129,100	9	137,800	4
Fort Worth	-	-	69,700	-	74,900	7	-	-	96,200	-	95,200	6
Galveston	-	67,900	82,500	-	83,000	14	-	108,300	88,100	-	114,400	15
Garland	-	80,500	80,200	-	79,800	4	-	87,400	87,700	-	89,100	4
Harlingen	71,700	-	71,200	1	75,500	7	77,000	-	88,600	-13	83,600	-7
Houston	96,500	93,300	93,300	3	94,800	7	130,500	126,000	125,800	4	128,100	6
Irving	-	-	140,000	-	121,800	6	-	-	149,500	-	145,000	7
Killeen-Fort Hood	-	69,100	71,800	-	73,500	2	-	69,300	75,400	-	79,500	3
Laredo	-	-	-	-	-	-	-	-	-	-	-	-
Longview-Marshall	75,000	88,300	-	-	79,800	1	83,700	104,700	-	-	93,900	4
Lubbock	72,100	77,800	81,400	-11	75,300	2	87,900	96,600	95,900	-8	90,900	2
Lufkin	70,000	80,000	68,100	3	74,400	13	89,000	92,900	77,600	15	87,700	14
McAllen	76,700	76,900	73,500	4	77,700	13	102,700	92,400	91,800	12	96,800	18
Montgomery County	111,700	112,000	120,900	-8	115,300	2	137,000	133,600	143,700	-5	140,300	3
Nacogdoches	-	-	68,000	-	-	-	-	-	75,800	-	-	-
Northeast Tarrant County	-	-	128,000	-	123,600	3	-	-	159,000	-	153,600	4
Odessa-Midland	70,600	73,200	75,300	-6	72,100	5	81,000	82,000	87,100	-7	84,900	5
Palestine	75,000	72,500	50,000	50	58,400	6	82,900	90,400	70,800	17	70,000	2
Paris	55,000	56,900	74,000	-26	60,100	-6	64,600	59,900	74,800	-14	69,300	-2
Plano	-	151,200	156,600	-	156,400	6	-	183,200	191,600	-	191,300	6
Port Arthur	57,800	61,200	52,500	10	57,900	5	66,100	63,900	55,900	18	68,200	7
San Angelo	73,100	-	66,900	9	69,000	8	77,100	-	72,700	6	78,500	9
San Antonio	86,900	84,400	89,300	-3	87,300	2	119,800	105,900	111,700	7	110,000	4
San Marcos	103,300	123,300	85,000	22	94,400	5	111,500	126,500	103,200	8	107,600	5
Sherman-Denison	-	-	68,300	-	72,700	13	-	-	77,000	-	83,100	14
Temple-Belton	75,500	91,400	76,700	-2	80,700	2	85,100	104,100	102,600	-17	95,400	1
Texarkana	-	-	-	-	-	-	-	-	-	-	-	-
Tyler	-	82,400	87,700	-	88,000	-1	-	100,100	98,800	-	107,600	3
Victoria	78,200	72,500	72,900	7	77,200	4	88,100	87,900	83,800	5	88,500	4
Waco	-	-	-	-	-	-	89,600	92,500	89,100	1	89,000	4
Wichita Falls	67,800	70,500	67,500	0	70,300	5	80,300	75,200	76,800	5	80,000	6
Texas MLS Total	96,400	94,200	94,700	2	96,400	6	126,300	122,400	123,000	3	125,300	6

Source: Real Estate Center at Texas A&M University

Table 5. Texas Employment Activity

Metropolitan Area	Unemployment Rate						Employment (000)					
	Nov. 1998	Oct. 1998	Nov. 1997	Nov 98-	Year-to-Date		Nov. 1998	Oct. 1998	Nov. 1997	Nov 98-	Year-to-Date	
				Nov 97	Unit Chg	Unit Chg				% Chg	% Chg	
				Unit Chg	1998	Year Ago				% Chg	1998	Year Ago
Abilene	3.4	3.5	3.5	-0.1	3.6	-0.6	60.3	60.6	58.5	3.1	59.2	2.7
Amarillo	3.1	3.2	3.3	-0.2	3.6	-0.4	108.8	109.1	107.1	1.6	108.3	2.2
Austin-San Marcos	2.4	2.6	2.8	-0.4	2.7	-0.4	667.7	667.6	644.1	3.7	653.9	4.0
Beaumont-Port Arthur	7.0	7.1	7.5	-0.5	7.3	-0.8	171.1	171.1	168.4	1.6	169.8	2.1
Brazoria County	5.6	5.6	6.5	-0.9	6.2	-1.3	100.6	100.7	99.3	1.3	99.7	2.0
Brownsville-Harlingen	11.3	11.7	12.4	-1.1	12.5	-0.1	112.3	113.5	111.5	0.7	112.6	2.1
Bryan-College Station	1.7	1.7	1.8	-0.1	1.8	-0.4	72.9	73.0	71.7	1.7	70.4	2.2
Corpus Christi	6.4	6.7	6.5	-0.1	6.8	-1.2	165.5	166.4	164.5	0.6	165.7	1.4
Dallas	2.9	3.0	3.4	-0.5	3.3	-0.5	1,837.7	1,842.8	1,786.9	2.8	1,813.3	4.1
El Paso	9.8	10.0	10.0	-0.2	10.1	-1.2	270.1	271.1	262.8	2.8	264.8	2.7
Fort Worth-Arlington	3.0	3.1	3.3	-0.3	3.3	-0.4	856.0	854.4	830.4	3.1	840.6	3.2
Galveston-Texas City	6.0	6.1	7.2	-1.2	6.6	-1.7	117.7	118.1	115.5	1.9	117.1	2.2
Houston	3.8	3.9	4.4	-0.6	4.2	-1.0	2,039.5	2,041.7	1,983.7	2.8	2,021.6	3.8
Killeen-Temple	3.8	4.0	4.8	-1.0	4.4	-0.8	112.9	113.0	109.2	3.4	111.0	2.9
Laredo	9.0	9.2	9.2	-0.2	9.5	-1.2	65.5	65.3	64.3	1.9	64.4	2.8
Longview-Marshall	7.2	7.3	7.0	0.2	7.1	-0.4	98.4	98.7	97.0	1.4	97.4	1.6
Lubbock	2.5	2.6	3.5	-1.0	3.4	-0.6	123.9	123.7	120.1	3.2	120.8	2.9
McAllen-Edinburg-Mission	17.2	16.6	18.0	-0.8	17.5	-0.7	161.8	160.6	161.2	0.4	162.0	3.7
Odessa-Midland	6.0	5.9	4.2	1.8	5.2	0.0	121.5	121.9	120.2	1.1	120.7	3.2
San Angelo	4.9	5.3	3.0	1.9	4.1	0.4	50.2	50.2	50.2	0.0	49.6	-0.1
San Antonio	3.2	3.4	3.8	-0.6	3.7	-0.4	748.9	749.5	724.1	3.4	737.0	3.4
Sherman-Denison	5.1	5.4	3.7	1.4	4.9	0.2	48.5	49.2	48.3	0.4	48.2	0.9
Texarkana	6.0	6.4	7.3	-1.3	7.2	-0.3	54.8	54.5	53.4	2.6	53.7	2.0
Tyler	4.7	4.9	5.9	-1.2	5.2	-1.1	87.5	87.6	83.9	4.3	86.0	3.5
Victoria	4.3	4.2	4.0	0.3	4.5	-0.6	43.1	43.2	41.5	3.9	42.1	3.0
Waco	3.3	3.6	4.3	-1.0	4.3	-0.4	99.1	99.8	97.0	2.2	97.4	2.3
Wichita Falls	4.6	4.2	4.3	0.3	4.7	0.3	63.9	64.0	62.8	1.8	63.4	1.3
MSA Total	4.3	4.4	4.7	-0.4	4.6	-0.7	8,460.4	8,471.5	8,237.6	2.7	8,350.6	3.4
Texas Total	4.5	4.6	4.9	-0.4	4.9	-0.6	9,758.3	9,772.0	9,508.4	2.6	9,629.7	3.2
U.S. Total	4.1	4.1	4.5	-0.4	4.5	-0.6	133,272.4	133,282.5	131,321.0	1.5	132,040.2	2.1

Source: Real Estate Center at Texas A&M University and U.S. Bureau of Labor Statistics

Table 6. Texas Residential Single-Family Building Permit Activity

Metropolitan Area	Number of Dwelling Units						Average Value per Dwelling Unit (\$)					
	Nov. 1998	Oct. 1998	Nov. 1997	Nov 98-	Year-to-Date		Nov. 1998	Oct. 1998	Nov. 1997	Nov 98-	Year-to-Date	
				Nov 97 % Chg	1998	% Chg				Nov 97 % Chg	1998	% Chg
Abilene	17	20	17	0	225	9	121,100	129,100	116,800	4	132,500	9
Amarillo	41	39	34	21	419	19	127,900	126,700	110,900	15	134,500	11
Austin-San Marcos	618	728	404	53	7,857	27	103,700	106,500	113,100	-8	107,300	0
Beaumont-Port Arthur	49	33	31	58	513	29	110,900	114,200	106,800	4	104,600	-2
Brazoria County	108	203	116	-7	1,836	11	107,100	109,200	102,900	4	106,000	5
Brownsville-Harlingen	118	142	75	57	1,547	19	62,500	67,600	76,700	-19	66,500	11
Bryan-College Station	56	67	88	-36	710	-4	94,400	87,400	46,500	103	95,100	14
Corpus Christi	21	29	46	-54	883	19	103,600	120,700	115,100	-10	103,800	11
Dallas	1,644	1,657	1,426	15	21,055	19	136,000	145,600	150,500	-10	147,800	2
El Paso	211	193	140	51	2,738	32	49,800	50,700	47,600	5	48,400	-2
Fort Worth-Arlington	789	743	541	46	8,649	31	121,900	122,200	108,500	12	117,200	-4
Galveston-Texas City	104	60	111	-6	1,591	54	115,500	170,000	131,500	-12	126,800	0
Houston	1,409	1,764	1,180	19	20,288	22	117,500	127,500	131,800	-11	122,700	6
Killeen-Temple	73	81	64	14	1,044	4	95,700	116,700	82,600	16	96,400	10
Laredo	97	111	78	24	1,337	31	51,600	57,500	45,700	13	51,000	8
Longview-Marshall	5	9	12	-58	112	-22	131,400	121,900	114,500	15	123,500	11
Lubbock	43	38	48	-10	621	12	93,700	99,900	101,100	-7	96,800	-5
McAllen-Edinburg-Mission	314	445	278	13	4,445	25	42,400	42,700	40,200	5	42,400	3
Odessa-Midland	32	27	18	78	384	4	104,200	93,500	107,700	-3	106,900	2
San Angelo	18	22	22	-18	216	17	106,100	110,700	82,800	28	108,400	21
San Antonio	534	667	412	30	7,508	25	73,400	76,500	109,000	-33	79,000	1
Sherman-Denison	4	4	1	300	76	58	68,800	88,800	99,000	-31	94,700	-35
Texarkana	13	7	6	117	57	-16	49,400	64,400	77,700	-36	65,600	7
Tyler	22	26	17	29	282	11	171,500	171,500	179,100	-4	174,500	1
Victoria	14	15	14	0	193	13	102,700	99,300	90,300	14	91,400	17
Waco	23	22	19	21	319	8	104,700	111,300	121,500	-14	103,400	-5
Wichita Falls	2	10	14	-86	117	-26	75,000	100,200	108,900	-31	106,600	-1
MSA Total	6,379	7,162	5,212	22	85,022	22	108,800	113,500	118,100	-8	112,900	2
Texas Total	6,487	7,300	5,299	22	86,364	22	108,500	113,100	118,000	-8	112,500	2
U.S. Total	79,958	95,304	66,681	20	1,015,927	12	121,800	122,900	117,500	4	120,700	5

Source: Real Estate Center at Texas A&M University and U.S. Bureau of Census

Table 7. Texas Residential Multifamily Building Permit Activity

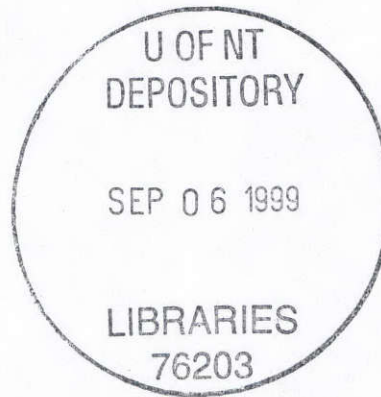
Metropolitan Area	Number of Dwelling Units						Average Value per Dwelling Unit (\$)					
	Nov. 1998	Oct. 1998	Nov. 1997	Nov 98-	Year-to-Date		Nov. 1998	Oct. 1998	Nov. 1997	Nov 98-	Year-to-Date	
				Nov 97	% Chg	1998				% Chg	1998	Year Ago
Abilene	0	0	8	-100	4	-93	-	-	26,000	-	45,000	54
Amarillo	0	0	0	-	4	-99	-	-	-	-	44,500	52
Austin-San Marcos	2	951	394	-99	4,875	15	58,000	32,100	41,800	39	34,600	-16
Beaumont-Port Arthur	0	4	0	-	198	-	-	82,800	-	-	47,300	-
Brazoria County	0	0	0	-	512	25,500	-	-	-	-	42,900	-16
Brownsville-Harlingen	71	8	8	788	320	7	34,100	27,400	40,000	-15	38,400	1
Bryan-College Station	4	181	23	-83	765	82	47,000	73,200	38,000	24	48,400	9
Corpus Christi	0	7	12	-100	370	-51	-	45,300	59,800	-	29,500	-30
Dallas	733	1,324	1,524	-52	14,912	19	51,800	42,900	46,300	12	48,300	18
El Paso	4	0	8	-50	241	-22	45,000	-	34,200	32	36,100	-11
Fort Worth-Arlington	357	803	346	3	5,162	43	46,900	40,700	45,000	4	47,800	-9
Galveston-Texas City	0	0	0	-	80	-76	-	-	-	-	44,700	158
Houston	1,180	2,437	267	342	19,660	79	36,800	47,900	61,000	-40	40,700	2
Killeen-Temple	2	2	14	-86	398	27	61,500	38,000	41,600	48	35,600	-18
Laredo	20	111	8	150	163	-52	36,800	37,000	36,200	2	35,100	33
Longview-Marshall	0	0	0	-	52	-76	-	-	-	-	37,300	3
Lubbock	2	2	6	-67	150	-63	62,500	58,500	54,200	15	44,600	-12
McAllen-Edinburg-Mission	83	81	69	20	796	-14	25,800	22,300	25,800	0	27,700	7
Odessa-Midland	0	0	0	-	0	-100	-	-	-	-	-	-
San Angelo	0	0	2	-100	256	1,500	-	-	68,000	-	29,200	-47
San Antonio	2	140	152	-99	908	-24	52,500	29,200	26,300	100	26,200	-8
Sherman-Denison	0	2	0	-	151	-63	-	50,000	-	-	35,800	54
Texarkana	0	0	0	-	4	-33	-	-	-	-	45,200	28
Tyler	10	13	0	-	75	-35	46,200	46,200	-	-	46,600	1
Victoria	0	0	0	-	324	102	-	-	-	-	33,100	23
Waco	17	24	2	750	444	75	47,400	47,500	45,000	5	31,500	-37
Wichita Falls	0	2	0	-	2	-	-	12,500	-	-	12,500	-
MSA Total	2,487	6,092	2,843	-13	50,826	33	42,400	43,200	45,200	-6	42,400	5
Texas Total	2,489	6,160	2,848	-13	51,010	33	42,400	43,200	45,100	-6	42,400	5
U.S. Total	31,534	42,647	27,073	16	368,984	12	55,900	54,600	53,100	5	54,200	3

Source: Real Estate Center at Texas A&M University and U.S. Bureau of Census

REAL ESTATE CENTER

Lowry Mays College & Graduate
School of Business
Texas A&M University
College Station, Texas 77843-2115

Non-Profit Organization
U.S. Postage
PAID
College Station, TX
Permit No. 215



REAL ESTATE CENTER **TRENDS** SOLUTIONS THROUGH RESEARCH

TRENDS is published monthly to provide timely, condensed statistical information. Some MLS numbers are missing, but they represent the latest data available at the time of publication. The current month's data are preliminary and subject to change. Historical data are available in various publications and on the Center's web site at <http://RECenter.tamu.edu>.

The Real Estate Center at Texas A&M University provides comprehensive research and education programs to meet the needs of the real estate industry, educators and the general public. A free catalog describing hundreds of publications and audiovisuals is available on the Center's web site, by phone at 409-845-2031 or by mail from the address below.

Dr. R. Malcolm Richards, Director; **Mark W. Baumann**, Associate Research Social Scientist.

Subscriptions. Active Texas real estate licensees may receive *TRENDS* free by sending name, address, telephone and license number to: Real Estate Center, Dept. TS, Texas A&M University, College Station, Texas 77843-2115. A paid subscription is \$30 per year and includes the Center's two quarterly periodicals, *Tierra Grande* and *Letter of the Law*.

Advisory Committee. Gloria Van Zandt, Arlington, chairman; Joseph A. Adame, Corpus Christi, vice chairman; Celia Goode-Haddock, College Station; Carlos Madrid, Jr., San Antonio; Catherine Miller, Fort Worth; Kay Moore, Big Spring; Angela S. Myres, Houston; Jerry L. Schaffner, Lubbock; John P. Schneider, Jr., Austin; and Pete Cantu, Sr., San Antonio, ex-officio representing the Texas Real Estate Commission.